



Town of Arlington, Massachusetts
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Minutes 02/28/2008

Commissioners Present: A. Frisch, J. Hindmarsh, M. Kramer, M. Penzenik,
T. Smurzynski, J. Worden, B. Cohen (arrived late)

Commissioners

Not Present: M. Hope Berkowitz, M. Logan, Y. Logan, S. Makowka,
M. Potter

Guests: A. Jackson, D. Hornstein, A. McKee, J. Majdurzur, J. Nyberg, E. Carr-Jones, A. Jones

1. J. Worden opened meeting as senior officer at 8:10pm
2. Appointment of alternate Commissioners – T. Smurzynski, A. Frisch appointed to Mt Gilboa Historic District Commission
3. Minutes of December 20 2007 – A. Frisch moved approval, seconded by T. Smurzynski, approved unanimously.
Minutes of January 24, 2008 – A. Frisch moved approval, T. Smurzynski seconded, approved unanimously

4. Communications

- a. Request for CONA for 106 Westminster Ave. (Bergeron) for window replacement
- b. E-mail re: 160 Westminster Ave. renovations (Jackson)
- c. E-mail request for info on historic house (Bova)
- d. E-mail request for info on new garage at 30 Academy St. (McKee)
- e. E-mail request for info re: 20 Alpine St. (Hay) – not in District
- f. E-mail regarding barn restoration resources to Caritas Community
- g. S. Makowka received e-mail communication re: Westminster Ave. traffic mitigation by TAC

5. New Business

a. Formal Hearing re: 109 Westminster Ave. (Rines)

Architect Peter Lackey gave presentation of the project. Fencing toward neighbors discussed. Main house door has side light and transom which doesn't contribute to front façade of house which will not change. Want to replace door – 36" wide. Window trim will have ribbon shape trim with pendant below window sill to match similar trim on main house. Complements front of house. Clapboard would remain. Any new clapboard installed to match existing w/same exposure. Window on front elevation – had talked about stained glass window. Possibility of moving it to side wall, similar to location on yellow house nearby. Would be seen from the street level. A. Frisch asked about side deck railing. Asked about roofline – M. Penzenik said it's fine – she's very happy with design. Suspects that corner boards probably not right. You'd expect to see some relief or edge. Originally not flat boards. Door – tall with 2 lites, no transom, no sidelite. Door 7'4 high. Will be positioned in center of opening – opening remains same, just replacing present elements. Proposed 4" baluster spacing on front porch and 3" on side deck. Spacing to be same as size of baluster itself, 3 ". M. Penzenik said in reality she doesn't think the two different size balusters on the two porches looks great. 3 " on center all the way around might be better. Architect said spacing is in response to the drawing. He felt keeping it the same element wouldn't be as nice. The back slopes up to the land. The side is proposed to be gapped boards which are more solid. Wants to tie the fence and side deck together and not the front porch which is more formal. A. Frisch said a clear distinction between porch (Italianate style) and a deck in back – he would like to see them distinctly different. M. Penzenik said she hopes that the height in which the deck rail terminates at the house will be the same or close to what it is on the front because she thinks that you can tell the building inspector that the HDC doesn't want it higher than 36". J. Worden asked about the columns – collar would create capital zone. Columns would have brackets on side supporting soffit, vertical applied ornament for relief and base molding at bottom. Details will be part of the construction drawings. J. Worden suggested that we break the motion in to several parts. A. Frisch moved that the Mt. Gilboa/Crescent Hill Historic District Commission, having fully reviewed the application before it, finds that the project under consideration as described in application and plans submitted therewith subject to the

following additions/specifications: (1) remove the existing door/transom & side lite and replace with door that will fill full height & width of extant opening; (2) add front porch, porch to have 7' x 7" columns (trimmed out to 7" actual dimension) with decorations as shown in plans (brackets on porch to follow design of brackets existing under eaves), railing system to be 36" high with 1 _" balusters placed 3 _" on center, top rail and stair rails to have rectangular profile with beaded edge and peak, newel posts to be 4 _" outside dimension, newel cap to have sloped top, stairs treads to be made of 4" (nom.) mahogany boards, lattice work to be vertically oriented with 1 3/8" openings, skirting and corner boards below porch to be 1 x 8 (nom.) railing down granite stairs (per recent approval) to be plain iron or pipe, external light fixture and posts in front of house to be removed; (3) alter existing deck by replacing existing lattice to match porch lattice, skirting, and corner boards (see (2) above), front deck posts to be 4 _" with baluster spacing to match spacing on porch, side-deck railing treatment to be semi-solid up to 36" topped with rail and lattice above, top rail on deck to match front porch railing; and (4) per plans, window to be moved around corner and changed to stained glass, window trim to be flat with decorative band molding. Such plans will be in harmony and not incongruous with the historical and architectural values of the district. B. Cohen seconded, voted all in favor unanimously. Monitor appointed M. Kramer. Gavel now turned over to B. Cohen as vice chair by J. Worden

b. Informal hearing re: 147 Lowell Street (Nyberg).

J. Nyberg owner of 147 Lowell presented proposal for building smaller structure at 147 Lowell Street. Restoring and renovating is planned for current house at 147 Lowell Street. Showed photographs of 151 and 157 Lowell Street and 147 Lowell Street building and current garage. Rough visual of streetscape passed around also. J. Worden recuses himself from this application and the next one because applicants gave donation to his campaign. J. Nyberg said he had tried to design something on scale that is in keeping with a neighborhood that has grown and changed over time. Keeping stone wall as is would add shared driveway. Keeps aspects of visual streetscape the same. Restore the wall and not add extra driveway. Would keep simple lines, simple architecture to scale. Present garage sits back – idea to nestle building down keeping level with floor levels. Will Roland, the architect, presented floor model. B. Cohen asked if they are attempting to relate those two buildings. The garage in the front dominates the corner. You don't even see the lot because of the slant of the lot to the right and the streetscape. Because of the garage and the way the lot slants you can't even tell it's a lot. Whatever built there will be more hidden. B. Cohen disagreed and said once you build something larger there it is going to be more crowded looking than it is now. Proposing two different looks for site line – can either skew it straight or askew and right up to lot line. M. Penzenik had some comments about design. Understand you're making the real front of the house be off driveway – side elevation that faces street. She thinks that the house really has two fronts – what's drawn now doesn't reflect that – just an ordinary side. She finds this design awkward. She doesn't think the design works – is inappropriate – doesn't find square windows appropriate for a front elevation and awkward. J. Nyberg asked for some direction – everyone said just remove the front shed area and leave the elevation 2 _ stories. The windows would be normal size. A. Frisch asked about a craftsman style option. Others said the side entrance works. M. Penzenik said she'd hope also that there will be true wood profiles just simplified. 261 Lowell Street about 8 houses down, wanted to say that they had been there for four years. That section of neighborhood has improved and feels that whatever is built there will be with great taste. Maryellen Wyman (151 Lowell) was there to support the project. A. Stevens (157 Lowell St.) there to support Jonathan. Clearly he understands what the neighborhood looks like, has a great vision and keeps improving the neighborhood. A. Frisch said he's concerned about developing a new building since we've not approved others. M. Penzenik said she doesn't think so because it shows that we will work with developers. B. Cohen asked for any other comments. Summary – shed in front has to go, massing is probably reasonable, want to see drawing of house with others around it as well. M. Penzenik asked about neighborhood outreach – if things feel positive he'll approach the neighbors.

c. Informal hearing re: 30 Academy St. (McKee)

J. Worden asked to recuse himself also due to a campaign donation from the applicant and left the meeting for the night. Tried to design garage with master house in mind. M. Penzenik said proportions seem very strange. There are three different options – notch cut out is not something applicant likes. The three segment garage doors, not the four, have better proportions. Roof will be slate or composite slate. M. Penzenik recommended calling the Raboins for info about composite slate roofs. Applicant will come in next month for formal hearing.

d. Informal hearing re: 160 Westminster Ave. (Jackson)

Applicant presented drawings and plans for proposed addition. Plan would be minimal & unobtrusive from Westminster. On the plan you will see the addition obliquely from Westminster and maybe the roof from Lowell Street. Design for the addition is designed to just to match modest row roofed hip shown on neighboring houses. M. Penzenik said the addition needs to look harmonious and it doesn't. B. Cohen asked about a window bay – the intention there is that it's actually fairly simple despite elaborate trim. Box bay will take it away from a Prairie-style look. The transom doesn't work for the Commissioners. On the south wall there's a house right there – wanted to put tall stuff in kitchen and have view open in the back open up where there's no house and privacy needed. Decided to remove window entirely, doesn't add to design.

6. Other Business

- a. Update of proposed traffic control/signage changes in the Mt Gilboa area

Elizabeth Carr Jones visited on behalf of the Transportation Advisory Committee (TAC) and gave brief overview of Westminster Ave. changes and problems, related to speeding and accidents on the street. Working on mitigation proposals.

7. Old Business

- a. Preservation Loan Program Update (No report)
- b. Outreach to Neighborhoods & Realtors – Mailing Done to Neighborhoods
- c. Status of projects by monitors

8. Review of Projects

1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
2. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
3. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
4. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
5. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
6. 14 Jason Street (window change w/o permit) - Makowka
7. 144 Pleasant Street (Cole, 04-1P) – Potter-COA
8. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
9. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
10. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
11. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-CONA
12. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
13. 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA
14. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
15. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
16. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
17. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
18. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA
19. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
20. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
21. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
22. 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
23. 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – CONA
24. 14-16 Russell Street (Alvin Robbins Condo Trust – 05-23R) – Cohen – COA
25. 105 Westminster Avenue (Origo – 05-27M) – Cohen – COA
26. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
27. 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – CONA
28. 145 Pleasant Street (Colt – 05-30P) – Makowka – CONA
29. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
30. 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
31. 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
32. 145 Pleasant Street (Colt – 06-01P) – Santos – CONA
33. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
34. 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
35. 205 Pleasant Street (Kavanaugh – (originally 05-30P corrected to 06-05P) – Makowka – CONA
36. 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
37. 106 Crescent Hill (Magnussen – 06-10M) – Makowka – CONA
38. 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
39. 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
40. 1 Monadnock Road (Starks & Hopeman – 06-15P) – Makowka – CONA
41. 20 Maple Street (Kapinos – 06-16P) – Makowka – CONA
42. 140 Pleasant Street (Haas – 06-17P) – Makowka – CONA
43. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
44. 23 Jason Street (Shedin for Leary – 06-21J) – Makowka – CONA
45. 106 Crescent Hill Ave. (Magnussen – 06-22M) – Makowka – CONA
46. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
47. 109 Westminster Ave. (Rimes – 06-27M) – Makowka – CONA (Roof Shingles)
48. 111 Pleasant St. (Fredieu – 06-28P) – Makowka – CONA (Front Porch & Main Roof)
49. 16 Maple St. (Rogers – 06-29P) – Makowka – CONA (Tool Shed Demolition)
50. 16 Central St. (Keane for Piechota – 06-30C) – Makowka – CONA (Roof Replacement)
51. 26 Academy St. (Wright – 06-31P) – Makowka – COA (Stoop & Railing Replacement)
52. 243 Pleasant St. (Ferranti – 06-36P) – Makowka – CONA (Roof Replacement)
53. 23 Russell St. (Glover – 06-38R) – Cohen – COA (Porch Rail, Window, Fence)
54. 105 Pleasant St. (Ferraguto – 06-40P) – Makowka – CONA (Front Portico & Beams)
55. 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)

56. 50 Pleasant St. (Town of Arlington – 06-44P) - Mahowka - CONA (Front Door)
57. 188 Pleasant Street (Spencer – 07-01P) – Makowka – CONA (Gutters, Porch Repairs)
58. 109 Crescent Hill Ave. (Peik for Sienkiewicz – 07-02M) – Frisch – COA (Windows)
59. 251 Pleasant St. (Fitch – 07-03P) – Frisch – COA (Doors)
60. 109-117 Crescent Hill Ave. (Sienkiewicz – Denial 2007) – Makowka (New Construction)
61. 144 Pleasant St. (Yates – 07-04P) – Makowka – CONA (Rear Basement Window)
62. 111 Pleasant St. (Fredieu – 07-05P) – Makowka – CONA (Chimney, Garage Door, Repairs, etc)
63. 390 Mass. Ave. (Kozelian – 07-06A) – Makowka – CONA (Soffit, Fascia, Rafter, Gutter & Slates)
64. 246 Pleasant St. (Eykamp – 07-07P) – Makowka – COA (Driveway, Patio & Portico)
65. 111 Pleasant St. (Fredieu – 07-08P) – Frisch – COA (Gutters, Valley & Scuppers)
66. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
67. 152B Pleasant St. (Cury – 07-10P) – Makowka – CONA (Hot Tub & Fence At Rear)
68. 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
69. 23 Maple St. (ARB – 07-12P) – Makowka – CONA (Chimney, Soffits, Fascia, Gutters)
70. 143-145 Westminster (Ketcios -07-13M) – Makowka – CONA (Trim & Floor Boards on Porch)
71. 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
72. 46 Westminster Ave. (Surratt – 07-15M) – Makowka – CONA (Porch Repair)
73. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
74. 8-10 Central St. (Hedlund – 07-17C) – Frisch – COA (Fence & Pergola)
75. 72 Westminster Ave. (Coleman – 07-19M) – Makowka – COA (Windows)
76. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
77. 157 Lowell St. (Stevens – 07-21M) – Makowka – CONA (Porch)
78. 7 Oak Knoll (Bailey – 07-22P) – Makowka – CONA (A/C Duct & Condit)
79. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
80. 182 Westminster Ave. (Meikle – 07-24M) – Makowka – CONA (Roof, Doors, Windows)
81. 17 Oak Knoll (Rogers for Stein – 07-25P) – Makowka – CONA (Roof)
82. 145 Pleasant St. (Colt – 07-26P) – Makowka – CONA (Wall)
83. 23 Maple St. (Town of Arl – 07-27P) – Makowka – COA (Siding Removal)
84. 110 Crescent Hill Ave. (Lockery – 07-28M) – Frisch – COA (Rear Addition)
85. 72 Crescent Hill Ave. (Lamont – 07-30M) – Cohen – COA (Window, Structure Removals)
86. 40 Russell St. (Allen – 07-31R) – Makowka – CONA (Cellar Steps, Bulkhead, Awning)
87. 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Wood Gutters & Fascia)
88. 20 Maple St. (Kapinos – 07-33P) – Makowka – CONA (Shutters)
89. 16 Maple St. (Rogers – 07-34P) – Makowka – CONA (Shed)
90. 3 Westmoreland Ave. (Canty & Eng – 07-35M) – Makowka - COA (Fence)
91. 30 Russell Street (Shovlin – 07-36R) – Makowka – CONA (Garage Doors & Fence)
92. 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles)
93. 30 Russell Street (Shovlin – 07-38R) – Smurzynski – COA (Rear Porches, Deck, Stairs, Rail)
94. 109 Westminster Ave. (Rines – 07-39M) – Dubell – COA (Steps, Walls)
95. 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage)
96. 23 Maple Street. (Town of Arl. – 07-41P) – Makowka – CONA (Insulation Installation)
97. 17 Russell Terrace (Born – 07-42R) – Makowka – CONA (Gutters, Downspouts, Fascia)
98. 23 Water St. (Whitford – 07-44R) – Cohen – COA (Shed)
99. 20 Academy St. (Town of Arl. – 07-45P) – Makowka – CONA (Gutters, Soffits, Fascia)
100. 23 Maple St. (Town of Arl. – 07-46P) – Makowka – CONA (Clapboard Siding)
101. 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Roof, Chimney, Windows)
102. 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Driveway w/o Change of Grade)
103. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
104. 40 Westminster Ave. (Fairfield – 07-49M) – Makowka – CONA (Siding, Door, Windows, Trim and Chimney – matching materials)
105. 128 Pleasant St. (Condo Assoc. – 07-50P) – Makowka – COA (Wood Shed)
106. 40 Russell St. (Allen – 07-51R) – Makowka – CONA (Rear Steps & Railings)
107. 40 Jason St. (Foley – 07-52J) – Makowka – COA (Driveway Change of Grade, Wall)
108. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
109. 26-28 Jason St. (Angelakis – 07-54J) – Cohen – COA (Garage, Wall)
110. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
111. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
112. 175 Pleasant St. (Lucchese- 07-57P) – Makowka – CONA (Roof)
113. 188 Pleasant St. (Snyder – 07-58P) – Frisch – COA (Fence & Porch Gate)
114. 754 Mass. Ave. (Vorlicek – 07-59J) – Makowka – 10 Day COA (Windows)
115. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
116. 15 Russell Street (Wang – 08-02R) – Hindmarsh – COA (Front Entry Doors)

Moved to adjourn at 10:33pm by A. Frisch, seconded by J. Hindmarsh.

Respectfully submitted,
Carol Greeley, Executive, AHDC